

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		FOREST ST, ARLINGTON

## OWNERSHIP

OWNERSHIP				Unit #:	61
Owner 1:	MCCULLOIGH MARK J				
Owner 2:					
Owner 3:					
Street 1:	61 FOREST ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

## PREVIOUS OWNER

Owner 1:	ALLEN NANCY M -		
Owner 2:	ALLEN HAROLD J JR -		
Street 1:	P.O. BOX 133		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Ind with a Condo Whs. Building built about 2004, having primarily Conc. Block Exterior and 3073 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	444	Condo-Ind	Prime NB Desc:	COM/IND COND	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
444	0.000	702,500			702,500
Total Card	0.000	702,500			702,500
Total Parcel	0.000	702,500			702,500
Source: Market Adj Cost	Total Value per SQ unit /Card:		228.60	/Parcel: 228.6	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	444	FV	676,500	0	.		676,500	676,500	Year End Roll	12/18/2019
2019	444	FV	628,600	0	.		628,600	628,600	Year End Roll	1/3/2019
2018	444	FV	483,500	0	.		483,500	483,500	Year End Roll	12/20/2017
2017	444	FV	483,500	0	.		483,500	483,500	Year End Roll	1/3/2017
2016	444	FV	483,500	0	.		483,500	483,500	Year End	1/4/2016
2015	444	FV	478,700	0	.		478,700	478,700	Year End Roll	12/11/2014
2014	444	FV	478,700	0	.		478,700	478,700	Year End Roll	12/16/2013
2013	444	FV	478,700	0	.		478,700	478,700		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
2/8/2017	I & E Return	EMK	Ellen K
3/20/2009	Inspected	197	PATRIOT
5/18/2005	Inspected	BR	B Rossignol

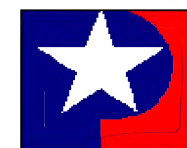
Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_

%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
					G6	1.		

Total:		Spl Credit		Total:	
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APPRaised:  
USE VALUE:  
ASSESSed:

<b>Total Card /</b>	<b>Total Parcel</b>
<b>702,500 /</b>	<b>702,500</b>
<b>702,500 /</b>	<b>702,500</b>
<b>702,500 /</b>	<b>702,500</b>



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	38505	
	Prior Id # 2:		
	Prior Id # 3:		
5	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
4	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

## PRINT

Date	Time
12/11/20	04:48:25

**LAST REV**

Date	Time
07/30/18	09:54:0

apro
15040

!15040!

Type:	07 - Condo Whs.			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	6 - Slab			
Frame:	1 - Wood			
Prime Wall:	21 - Conc. Block			
Sec Wall:				%
Roof Struct:	4 - Flat			
Roof Cover:	11 - Membrane			
Color:	YELLOW			
View / Desir:				

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	1	Average
A HBth:	Rating:	
OthrFix:	Rating:	

[illegible]

## GENERAL INFORMATION

Grade:	B+ - Good (+)	
Year Blt:	2004	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic	G6	Fact:
Const Mod:		
Lump Sum Adj:		

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	42.240001678
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:				HB 1			

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	8 - Plyw Panel		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%

## DEPRECIATION

Phys Cond:	AV - Average	12.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	12.0

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

Bsmnt Flr:	
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Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

## CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.12541485
Const Adj.:	0.93110687
Adj \$ / SQ:	130.985
Other Features:	2500
Grade Factor:	1.46
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798289
Depreciation:	95795
Depreciated Total:	702495

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	258.17	
Special Features:	0	Val/Su Net:	228.60	
Final Total:	702500	Val/Su SzAd	228.60	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,073	130.990	402,51
Net Sketched Area:		3,073	Total:	402,51
Size Ad	3073	Gross Are	3073	FinArea

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

